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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(I)

DRAFT VARIATION TO THE MASTER PLAN OF THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE OF THE LAND FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN MALKAJGIRI (V) & (M), RANGA REDDY DISTRICT.

[Memo. No. 16576/I, /2008, Municipal Administration & Urban Development, 3rd July, 2010.]

The following draft variation to the land use envisaged in the notified Master Plan 2020 for non-Municipal area, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in Plot Nos. 401, 402, 403, 405, 406 & 407 consisting of 6 plots to an extent of 1204.72 Sq.Mts. in Sy. No. 218/1/1 of Malkajgiri (V) & (M), Ranga Reddy district and the site is effected by proposed 9 mts. wide road towards North side, proposed 24 mts. wide road towards South side as per Revised Master Plan. The site which is presently earmarked for Residential use zone in the notified Master Plan 2020 for non-Municipal area is now proposed to be designated as Commercial Use Zone, subject to the following conditions:

1. that the applicant shall pay development charges to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders.

2. that the applicant shall pay balance processing fee to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
4. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
5. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
6. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
7. that the title and land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
8. that the change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
10. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act, and A.P. Agriculture Ceiling Act.
11. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
12. that the change of land use shall not be used as the proof of any title of the land.
13. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
14. that the owner / applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
15. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
16. that the applicant shall ensure to comply the condition to construct only commercial activity after obtaining prior approval from concerned local authority.
17. that the commercial activity viz., shopping ETC could be considered with no direct access to abutting main road proposed 24 mtrs.
18. the site under reference bearing plot Nos. 403 & 407 is abutting to 22' wide road and it is proposed to 30' wide road towards north side existing EWS colony. The area effected under proposed 30' wide road shall be handed over to local authority in free of cost.
19. the site under reference bearing plot Nos. 401 & 405 is abutting to existing 60' wide road and it is proposed to 24 mts. wide road as per Revised Master Plan 2020. The area effecting under proposed 24 mts. wide road shall be handed over to local authority in free of cost.
20. that the applicant shall obtain building permission from local authority as per G.O.Ms.No. 86, dated 03-03-2006.

21. that the applicant shall furnish NOC from Defence authorities for the proposed construction of building in the said site to the competent authority at the time of development permission.

SCHEDULE OF BOUNDARIES

- NORTH** : Existing 22' or 6.7 mts. wide road is proposed 30 ft wide road towards North of Nirmala Nagar, Weaker section colony in Sy. No. 218/1/1 of Malkajgiri (V) & (M).
- SOUTH** : Existing 60' wide road is proposed 24 mts. wide road towards South side as per Revised Master Plan 2020 in Sy. No. 218/1/1 of Malkajgiri (V) & (M).
- EAST** : Existing 30' wide BT road towards East side leads to Nirmala Nagar connected to main road of proposed 24 mts. wide road in Sy. No. 218/1/1 of Malkajgiri (V) & (M).
- WEST** : Existing compound wall of CDM of defence Authority covered with building and open land in Sy. No. 218/1/1 of Malkajgiri (V) & (M).

T.S. APPA RAO,

Principal Secretary to Government (UD).

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